



## Oak Croft, Clayton-Le-Woods, Chorley

**Offers Over £104,995**

Ben Rose Estate Agents are pleased to present to market this delightful two-bedroom ground floor flat, situated on a peaceful cul-de-sac in Clayton-Le-Woods. Offering convenient living close to schools and bus routes, with the scenic Cuerden Valley Country Park just a short drive away, this home is ideally located for both tranquility and practicality.

Stepping through the welcoming entrance hall, you're greeted by the comfortable living spaces this home has to offer. The master bedroom, a spacious double, and bedroom two, a cozy single, provide versatile accommodation options, with the hallway complemented by multiple storage areas for added convenience. A three-piece family bathroom completes the accommodation on this floor, offering functionality and comfort for residents.

Continuing through, the lounge offers a relaxing space to unwind, with the well-appointed kitchen located just off the lounge adding to the convenience. The addition of a conservatory to the rear of the property adds versatility and offers a unique aspect not often found with flats similar to this, creating an inviting space for dining or relaxation and boasting ample light.

Externally, the property boasts a generous rear garden, complete with two sheds and mature trees overlooking the area, providing privacy and a tranquil outdoor retreat. The front driveway offers parking space for one car, ensuring convenience for residents.

With the added benefits of no chain and being ready to move in, this charming ground floor flat in Clayton-Le-Woods presents an excellent opportunity for buyers seeking comfortable and convenient living in a peaceful residential setting.





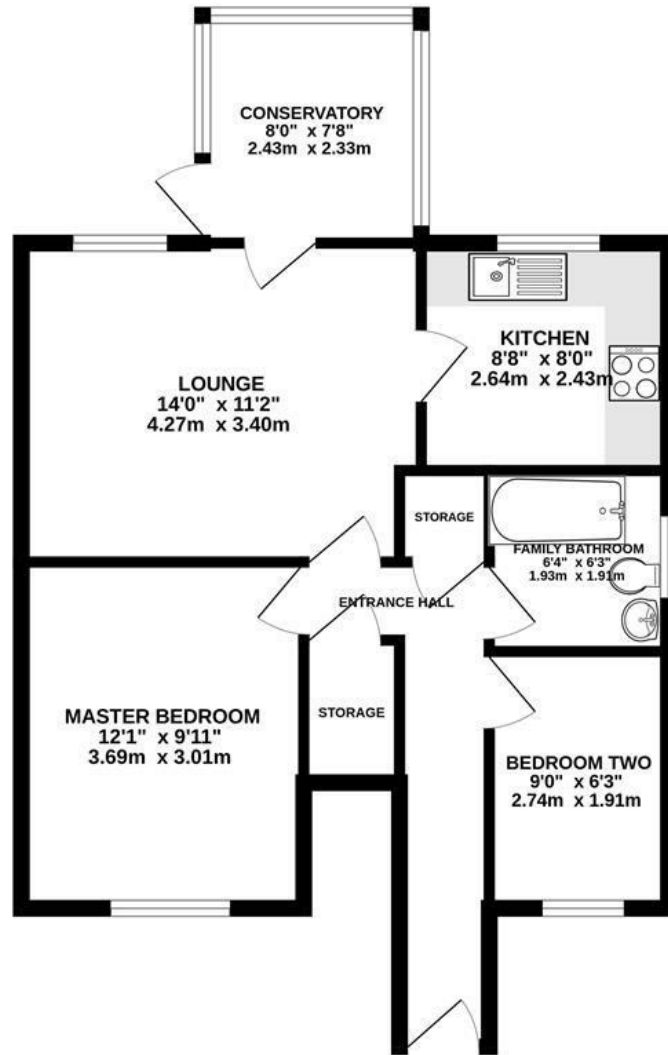








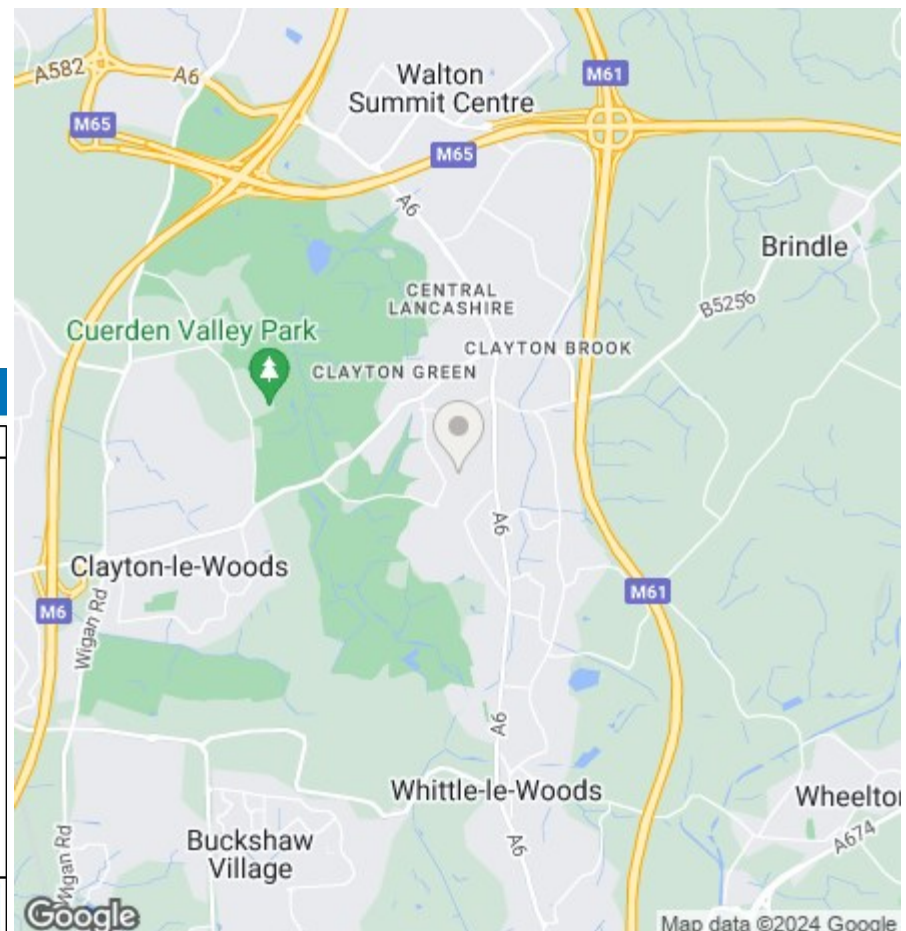
GROUND FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. All measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		